PETITION FOR ZONING VELIANCE 84-24-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereo, hereby petition for a Variance from Section 1 B02.3 C.1. (303.1) to permit a front yard setback of 13' instead of the requried average of 25'. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) We are using a room in are house for the storage of work tools, and we are now in need of the room, due to us expecting a newborn. We need a garage to store such tools. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. MAPI 45 Contract Purchaser: Legal Owner(s): JOSEPH W. STACK (Type or Print Name) DISTANCE ! DONNA M. STACK (Type or Print Name) Morney for Petitioner:

RE: PETITION FOR VARIANCE SE Comer of Page Dr. & Oakwood Rd., 12th District JOSEPH W. STACK, et ux, Mr. Commissioner: Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in 1. 3 proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith. Peter Max Zimmerman Deputy People's Counsel

> I HEREBY CERTIFY that on this 28th day of June, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Joseph W. Stack, 2701 Page Drive, Baltimore, MD 21222, Petitioners. John W. Hessian, III

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 84-24-A

John W. Hessian, III

Rm. 223, Court House

494-2138

Towson, Maryland 21204

People's Counsel for Baltimore County

:::::::

ORDER TO ENTER APPEARANCE

BALTIMORE COUNTY ZONING PLANS

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 11, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Joseph
2701 Page Drive Mr. & Mrs. Joseph W. Stack

Nicholas B. Commodari

Zoning Administration

Industrial

Development

CALLED TO STATE OF

Chairman

MEMBERS

Bureau of

Engineering

Baltimore, Maryland 21222

RE: Item No. 237 - Case No. 84-24-A Petitioner - Joseph W. Stack, et ux Variance Petition

Dear Mr. & Mrs. Stack:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, Richard D. Commadari Roc NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosures

Mr. & Mrs. Joseph W. Stack 2701 Page Drive Baltimore, Md. 21222

TYuns. July 31, 1983

__A._M.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building

2701 Page Dr.

City and State

Attorney's Telephone No.:

Address Phone No.

of ______, 19.83___, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the ______ day of _____ July _____, 19.83 at 9:30 o'clock

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

Balto. Ed. 21222

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

2701 Page Dr. Balto. Lid. 285-6715

Zoning Commissioner of Baltimore County.

Zoning Commissioner

111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th of May , 19**83** WILLIAM E. HAMMOND

Petitioner Joseph W. Stack, et ux Petitioner's Attorney

Reviewed by: Micholas B. Commodari Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

June 16, 1983

Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #237 (1982-1983) Property Owner: Joseph W. & Donna M. Stack S/W cor. Page Dr. and Oakwood Rd. Acres: 65.21/84.08 x 85.21/120.00 District: 12th

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General:

Baltimore County highway and utility improvements exist and are not directly

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings down-stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 237 (1982-1983).

Bureau of Public Services

RAM: EM: FWR: 55

SE 2 F Topo 103 Tax Map BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

June 22, 1983

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Meeting of May 24, 1983 Item No. (237) 238, 239, 240, 241, 242, 243, 244, 246, 247, and 248 Property Owner: Location: Existing Zoning: Proposed Zoning:

District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 237, 238, 239, 240, 241, 242, 243, 244, 246, 247, and 248.

Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning Date May 23, 1983

FROM Ian J. Forrest SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item # 172 - F & M Enterprises, Inc.

Item # 178 - Joseph L. Soley

Item # 181 - Robert H. & Mildred J. McKenny

Item # 190 - J. N. G. Company, Inc.

Item # 191 - Fred L. Elrick, Sr.

Item # 192 - Cohn Brothers

Item # 198 - Galway, Incorporated

Item # 199 - Clarence & Irene McNeal

Item # 201 - Robert C. Roumenthom Item # 204 - Robert C. Baumgartner Item # 207 - F & S Partnership Item # 210 - Ervin J. & Joan W. Cerveny

Item # 210 - Ervin J. & Joan W. Cerveny
Item # 211 - Middle River Realty Company, Inc.
Item # 224 - Barry L. & Ruth Green
Item # 225 - Hattie Kirson
Item # 228 - Christopher R. & Pamela L. Burrow
Item # 230 - Richard L. & Licia M. Hilbert
Item # 231 - James E. & Mary H. O'Meara, Jr.
Item # 232 - Venice K. Paterakis
Item # 233 - Merritt Blvd. Limited Partnership
Item # 234 - Ruxton Crossing Joint Venture
Item # 236 - Owen C. & Elsie M. Smith, Jr.
Item # 237 - Joseph W. & Donna M. Stack
Item # 238 - John W. & Maureen S. Diegel Item # 238 - John W. & Maureen S. Diegel
Item # 241 - Broadus B. & Ruth W. Whitlock, Jr.
Item # 242 - Herbert L. & Patricia H. Grymes

Item # 242 - Herbert L. & Patricia H. Grymes
Item # 243 - Lawrence J. & Patricia A. Sadowski
Item # 244 - Edwin B. & Sharyn A. Brager
Item # 246 - Martin Plaza, Inc.
Item # 248 - Martin H. Feeheley, Jr., et ux

Ian J. Forrest, Director

Pursuant to the advertisement, posting of property, and public bearing on the Petition and it appearing that strict compliance with the Baltimore Cou. J Zoning Regulations would. result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should should and be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22 day of July, 19 83, that the herein Petition for Variance(s) to permit a front yard setback of 13 feet in lieu of the required average setback of 25 feet for the expressed purpose of constructing an attached 22' x 22' garage, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of Planning and DATE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO Zoning Commissioner Norman E. Gerber, Director FROM Office of Planning and Zoning
Zoning Petition No. 84-24 A SUBJECT Joseph W. Stack, et ux

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director Office of Planning and Zoning

Date___July 1, 1983

NEG: JGH:slc

cc: Arlene January Shirley Hess

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: The Zoning Regulation to be excepted as follows: Section IB02.3C.1. (303.1) - average front yard setback in a D.R. 5.5 zone All that parcel of land in the Twelth District of Baltimore County

BALTIMORE COUNTY
DEFARIMENT OF PERMITS & LICENSES
TOWNSON MARYLAND 21204 TED ZALESKI, JR. June 6, 1983 Mr. Villiam E. Hammond, Zoning Commissioner Office of Planning and Zouing County Office Building Towern, Haryland Comments on Item # 237 Zoning Advisory Committee Meeting May 24, 1983 Property Owner: Joseph W. & Donna M. Stack
Location: SW/Cor. Page Drive & Oakwo'l Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a . .nt yard setback of 13' in lieu of the Acres: 65.21/84.08 x 85.21/120.00 District: 12th The items checked below are applicables And All structure shall conform to the Baltimore County Building Code 1981/Council Bill b-82 State of Manyland Code for the Rendicepped and Agod; B. A building/and other miscellaneous permits shall be required before beginning C. Residentials Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. D. Commercial: Three sets of construction drawings with a Karyland Registered Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 401, line 2, Section 1407 and Table 1402. P. Requested variance comflicts with the Baltimore County Building Code, G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401. These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 2120h Charle & Sumhan Charles E. Burnham, Chief Plans Review CEB:rrj FORM 01-82 PETITION FOR VARIANCE 12th Election District ZONING: Petition for Variance LOCATION: Southeast corner of Page Drive and Oakwood Road DATE & TIME: Thursday, July 21, 1983 at 9:30 A.M.

Avenue, Towson, Maryland

Petition for Variance to permit a front yard setback of 13 ft.

Being the property of Joseph W. Stack, et ux, as shown on plat plan filed with

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,

BY ORDER OF

WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

instead of the required average of 25 ft.

Hearing Date: Thursday, July 21, 1983 at 9:30 A.M.

the Zoning Department.

Towson, Maryland

Mr. William E. Hammond

Towson, Maryland 21204

Room 109, County Office Building

might arise during the appeal period.

Zoning Commissioner

Dear Mr. Hammond:

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E-HAMMOND ZONING COMMISSIONER

July 22, 1983

RE: Case No. 84-24-A

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit,

We hereby relieve our builder, Baltimore County, Maryland, and

you from any liability or responsibility for any consequences which

do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal

Building Permit Application No. Election District

Mr. and Mrs. Joseph W. Stack 2701 Page Drive Baltimore, Maryland 21222

> RE: Petition for Variance SE/corner of Page Dr. and Oakwood Rd. - 12th Election District Joseph W. Stack, et ux - Petitioners NO. 84-24-A (Item No. 237)

Dear Mr. and Mrs. Stack:

I have this date passed my Order in the above captioned matter in accordance with the

Very truly yours, ØÉAN M.H. JUNG Deputy Zoning Commissioner

JMHJ/mc Attachments

> cc: John W. Hessian, III, Esquire People's Counsel

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 PAUL H. REINCKE CHIEF

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Joseph W. and Donna M. Stack Location: SW/Cor. Page Drive and Oakwood Road

Item No.: 237 Zoning Agenda: Meeting of May 24, 1983

September 14, 1983

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() I. Fire hydrants for the referenced property are required and shall be located at intervals or ____feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: On Control of Planning Group Fire Prevention Bureau

Special Inspection Division

 $JK_{/mb}/cm$ 1/2/ 04

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND ZONING COMMISSIONER

July 13, 1983

Mr. & Mrs. Joseph W. Stack 2701 Page Drive Baltimore, Maryland 21222

> Re: Petition for Variance SE/corner of Page Drive and Oakwood Road Case No. 84-24-A

Dear Mr. & Mrs. Stack:

This is to advise you that \$60.25 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours, WILLIAM E. HAMMOND Zoning Commissioner

BALTIMORE COUNTY, MARYLAND No. 119422 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

ACCOUNT R-01-615-000 ANOUNT. \$60.25 RECEIVED Joseph W. Stack FOR: Advertising & Posting Case #84-24-A

6 115******6025#b \$205A

FEB 13 124

June 22, 1983 Mr. & Mrs. Joseph W. Stack 2701 Page Drive Baltimore, Maryland 21222 #OTICE OP HEARING Re: Petition for Variance SE/corner of Page Dr. & Cakwood Rd. Joseph W. Stack, et ux - Petitioners Case No. 84-24-A TIME: 9:30 A. M. DATE: Thursday, July 21, 1983 PLACE: ROCH 106 COUNTY OFFICE BUILDING, 111 V. CHESAFFAKE AVENUE, TOWSON, MARYLAND	PETITION MAPPING PROGRESS SHEET FUNCTION Woll Map Original Duplicate Iracing 200 Sheet date by date by date by date by Descriptions checked and outline plotted on map	CERTIFICATE OF PUBLICATION PETITION FOR VARIANCE IMA Election for Variance LOCATION: Southeast corner of Page Drive and Onwood Road Page Drive and Onwood Road Public Ilearing: Room 108, County Office Building, Ill W. Chesapeals Arenus, To va a. Maryland 12504. The Zoning Act and Regulations of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will sold a published in This Jeffersonian, a weekly newspaper printed immer County will sold a published in Towson, Baltimore County, Md., xonoccirexeach Published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach and published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach and published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach and published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach and published in Towson, Baltimore County, Md., xonoccirexeach and published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach and published in Towson, Baltimore County, Md., xonoccirexeach of Line are a published in Towson, Baltimore County, Md., xonoccirexeach and published in Towson, Baltimore County, Md., xonoccirexeach and published in Towson, Baltimore County, Md., xonoccirexeach and published in Towson, Baltimore County, Md., x	PAGE OF BUILDING RESTRICTION LINE
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 5/1/83 ACCOUNT R-01-614-000 AMOU	CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Town, Maryland District. 12 Date of Posting. 7/3/37 Posted for: Selection for Selection for Selection of Property: 56 / C / Laft Selection for Signs: factory interested for Signs: factory interested for Signs: Signature Number of Signs: Signature Description of Posting Selection for Signs: Signature Description of Posting Selection for Signs: Signature Description of Posting Selection for Signs: 1/3/33 Description of Signs: Signature Description of Posting Selection for Signs: 1/3/33 Number of Signs: Signature	ZONING DESCRIPTION Beginning on the Southeast corner of Page Lr. and Cakwood Rd. Being Lot 319, in the subdivision of Gray Manor. Liber No. 13 Polio 34. Also known as 2/01 Page Dr in the 12th Election District.	State of the state
PETITION FOR VARIANCE 12th Election Desirit 2DNING Petition for Variance 1100Aline Scatters corner of Peter Dow and Chaircon found 111 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			PLAT FOR ZONING VARIANCE 71m 4007 DWNER-JOSEPH & DOWNA STACK DESTRICT-12 ZONED ORSS SVEDIVISION- GRAY MANCK PUBLIC SEWER IN PAGE LOT-319 LIBER NO. 13 FOLIO 34 DRIVE, PUBLIC WATER IN SCALE-1"= 30' OAKWOOD RO.

A. Carrier

FEB 13 %